

Request for Council Action

Originator Planning	Item Rezone Multiple parcels in the Penn American District as recommended by the Penn American District Plan
Agenda Section Ordinances	Date 8/3/2015
Description	

GENERAL INFORMATION

Applicant: City of Bloomington

Locations and Request:

Case Letter	Addresses	Rezone Primary District
E	7901 and 7999 Penn Avenue South and 2115 Southtown Drive	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) <i>[Wedding Day Jewelers, Jiffy Lube and City owned lift station]</i>
F	7803 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) and C-5 (Freeway Mixed Use) <i>[Southtown Shopping Center]</i>
G	1750 and 1800 American Boulevard West	From CR-1 (Regional Commercial) to C-4 (Freeway Office) <i>[Lucky's and Mitsubishi auto dealership]</i>

Note: The existing Planned Development (PD) overlay zoning districts will remain in place.

AGENCY ACTION DEADLINE AND PUBLIC NOTIFICATION

Agency Action Deadline:	Waived by Applicant
Newspaper Notification:	Confirmed – (07/23/15 Sun Current – 10 day notice required)
Direct Mail Notification:	Confirmed – (500 foot buffer – 10 day notice required)

STAFF CONTACT

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Requested Action

RECOMMENDATION

Staff recommends the following motions to approve rezoning the six properties. Prior to an amicable resolution being reached with Kraus-Anderson, the Planning Commission recommended denial of the rezonings.

- In Case 10940E-14, move to approve rezoning the primary district from CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) for 7901 and 7999 Penn Avenue South and 2115 Southtown Drive;

- In Case 10940F-14, move to approve rezoning the primary district from CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) and C-5 (Freeway Mixed Use) for 7803 Penn Avenue South; and
- In Case 10940G-14, move to approve rezoning the primary district from CR-1 (Regional Commercial) to C-4 (Freeway Office) for 1750 and 1800 American Boulevard West.

Attachments:

Staff Report
Rezoning Ordinance
Comparison of Standards for Each Rezoning Area
Letter from Kraus-Anderson 7/8/15
Memorandum of Understanding - Voluntary Moratorium
Notification Map
Planning Commission Minutes - 9/11/14
Legal Notice in Official Newspaper